

Brunel Road, **Starcross**, EX6 8QJ

Superbly presented terraced house offering well proportioned accommodation having originally been built as a 3 bedroom property. It now offers 2 double bedrooms, modern bathroom, open plan living room, modern kitchen all with uPVC double glazing and gas central heating. To the rear is a sunny enclosed garden and a garage in a block.

For Sale @ £270,000

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Situated a few yards from the river the property offers the opportunity for fishing, kayaking and other water sports. It is also located just off a level cycle route offering a gentle cycle to the beach past a couple of well renowned pubs. There are beautiful walks around the country lanes and the picturesque estate of Powderham Castle to be enjoyed. The property is also well located for the range of facilities offered by the village including primary and pre-schools, doctors surgery, general store, chemist, church and pubs as well as regular bus and rail services.

Accommodation

uPVC double glazed front door to;

Entrance Hall

Stairs to first floor and door to;

Living/Dining Room

Living Room

16'1" x 11'6" (4.90m x 3.51m)

A bright room with picture window to the front aspect, under stairs storage cupboard.

Dining Room

8'10" x 7'3" (2.69m x 2.21m)

Double glazed door to the conservatory and archway to the kitchen.

Kitchen

8'6" x 7'3" (2.59m x 2.21m)

A modern matching high gloss kitchen with base and eye level units, roll edge worktop, splashbacks, sink with drainer and swan neck mixer tap over, integral fridge/freezer and dishwasher, fitted double oven with hob over and extractor hood, uPVC double glazed window to the conservatory.

Conservatory

uPVC construction with double glazed windows and patio door to the rear garden. Utility area with cupboard below and plumbing for washing machine and space for tumble dryer.

First Floor Landing

Access to loft space and doors to;

Bedroom 1

14'3" x 14'0" (4.34m x 4.27m) narrowing to 7'10" (2.4m)

This room was originally two rooms and could be divided again if desired. Built in storage cupboard and two windows to the front aspect.

Bedroom 2

Outlook to the rear aspect.

Bathroom

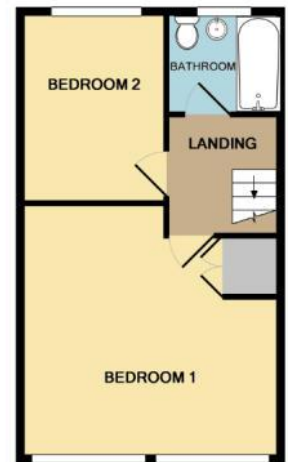
Recently refurbished with a stylish bath having rain head shower over and fully tiled surround, wash hand basin with taps inset to the wall and low level WC. Complimentary tiling and opaque window.

Outside

To the front of the property is an area of open plan lawn with shrub borders. The enclosed, low maintenance rear garden benefits from a sunny aspect and a gate leads to a useful footpath to the rear.



GROUND FLOOR



1ST FLOOR

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